

TOWN OF HINESBURG – SELECTBOARD - NOTICE OF PUBLIC HEARING

The Hinesburg Selectboard will hold a public hearing at Town Hall on Monday, September 9, 2013, at 7:30pm to receive public comment on proposed changes to:

- 1) Town Plan - last revised May 16, 2011
- 2) Zoning Regulations – last revised October 17, 2011
- 3) Subdivision Regulations – last revised May 16, 2011

This is the second of two required public hearings; the first was held on August 19. The purpose of these changes is to better ensure that Hinesburg retains its rural character consistent with the goals of the Town Plan. The changes have three primary objectives. First, to provide rural area landowners with more land use options by expanding the types of uses allowed in the Agricultural and Rural Residential 2 zoning districts. Second, to clarify and improve rural area development design standards to make sure important natural resources are better defined by the Town, and considered early in the design process. Third, to define how much residential development is allowed via an objective formula, and to allow for smaller lot sizes to increase flexibility when creating new subdivisions. Most of the changes relate to new and revised language in the Zoning Regulations and Subdivision Regulations. Revisions are also being made to the wildlife resources and scenic resources sections of the Town Plan, including the addition of a new wildlife habitat map. Please see the revision proposal for a complete list of changes. The geographic area affected is primarily the Agricultural zoning district (generally west of Route 116) and the Rural Residential 2 zoning district (generally east of Richmond Road, North Road, and Route 116); however, some general changes will affect all of Hinesburg.

Copies of the proposed changes are available on the Town web site (www.hinesburg.org) and at the Planning & Zoning Office at Town Hall, located at 10632 Route 116. The P&Z Office is open 8am to 4pm Monday-Friday. For information please contact Alex Weinhagen (Director of Planning & Zoning) at hinesburgplanning@gmavt.net or 482-2281 ext 225. A list of the affected section headings follows, as required pursuant to Title 24, Chapter 117 V.S.A Section 4444 (b).

Town Plan Sections:

Section 4.7 – Wildlife Habitat

Section 4.8 – Sensitive Areas

Glossary

Map 9 – Natural Features

New map – Wildlife Habitat

Zoning Regulations Sections:

Section 2.4 – Area and Dimensional Requirements (including changes to Table 1)

Section 3.2 – Agricultural District

Section 3.4 – Rural Residential 2 District

Section 4.2 – Conditional Use Review

Section 4.5 – Planned Unit Developments

New section after 5.22 – Rural Area Design Standards

Article 10 – Definitions

Subdivision Regulations Sections:

Section 6.10 – Lot Layout

Section 6.10.8 – Design Standards for Rural Areas

Article 9 - Definitions